

**Minutes of the Carlisle Board of Health
Special Meeting
November 23, 2015**

338 BEDFORD ROAD

- Nitrogen Loading Facility and Non-Facility Aggregation Plan

Discussion Items

The meeting was called to order by the Chairman at 7:01 pm at town hall. Present were Board members Bill Risso (Chairman), Lee Storrs, Catherine Galligan, Todd Thorsen and Donna Margolies. Also present Linda Fantasia, Health Agent, Cecile Sandwen (Carlisle Mosquito).

338 BEDFORD ROAD - Nitrogen Loading Facility and Non-Facility Aggregation Plan

The Board had approved a Sewage Disposal Construction Permit on 10/20/15 conditional upon recording of a Nitrogen Loading Facility and Non-Facility Aggregation Plan. The plan provides an additional area of credit land to supplement the land area leased to TILL, Inc. for the construction of two groups homes in order to meet the Title 5 requirements for nitrogen loading for a nine-bedroom system. The Easement and Restriction will be granted by the Housing Trust which owns the remainder of the 5.4 acre parcel.

The Board received the following documents:

- Letter from Technical Consulting Group dated 11/19/15 stating that the proposed credit land met the requirements of 15.214: 98,445.6 sf provided, 90,000 sf required
- Letter from Samiotes Consultants explaining the nitrogen loading calculations
- Revised septic plan dated 11/11/15 with added nitrogen loading note.
- Grant of Title 5 Nitrogen Loading Restriction and Easement signed by the Carlisle Affordable Housing Trust and the Carlisle Housing Authority.
- Memo received 11/23/15 from Selectmen Lyn Lemaire on the zoning implications of the group homes.

Board members reviewed the Easement and questioned why only commercial agriculture was prohibited on the credit land. Fantasia explained that town counsel modelled the Easement on Title 5's form which had the same wording. The Board agreed that it wanted to make the following specific recommendations on the maintenance and use of the septic system in order to keep it in good condition:

1. Install a meter on the water line and track usage. This might be helpful in determining flows if the septic system needs to be replaced or if the Title 5 design flows change.
2. Pump the septic tanks once a year; anecdotally the Board has heard that disposable wipes do not disintegrate well and can accumulate in the tanks. Residents should be advised not to use them.
3. Use non-chlorine and environmentally safe cleaning products; this will also benefit residents by reducing inhalation exposure.
4. Conduct a Title 5 Inspection of the system at five year intervals; taking a close look at the components may help to identify problems before they cause major damage. A septic system is a major investment in the property and it is important to prolong its life. A failed system might require daily pumping until it is replaced which can be a major expense.

The Board agreed that Lemaire's memo was within the purview of the Selectmen to address. The Board of Health has an email from town counsel stating that the Board should review the project as "residential" for Title 5 purposes.

It was moved (Thorsen) and seconded (Storrs) to approve and sign the "Grant of Title 5 Nitrogen Loading Restriction and Easement" for the group home being developed by TILL Inc., at 338 Bedford Road, Carlisle MA and conditional upon proof of recording submitted to the Board prior to release of the Sewage Disposal

Construction Permit and that the Letter of Approval include the additional recommendations stated above along with a condition that the well be tested annually as previously voted. Motion passed 5-0-0.

DISCUSSION ITEMS

Increase in Staff Hours – Galligan submitted a draft memo to the Board that will be submitted to the Finance Committee (Fincom). The Board is concerned about meeting the demands of the department due to the backlog of work not being done, particularly if another large 40B project is filed. Fifteen additional hours are being requested for a second part-time assistant. The cost would be split between the revolving account (8 hrs.) and the operating account (7 hrs.). The increase in staff will provide for additional help at the public counter, better coverage during sick or vacation time, and the ability to better manage transitions in staff. The town no longer wants employees working without being paid which sometimes happens with the Board's Agent. The Board is willing to close the office, possibly on a regular basis, if this happens.

The Board has not been assigned a new liaison to Fincom. Fantasia will check with the chairman.

There was no further business. Meeting voted to adjourn at 7:50 p.m.

Respectfully submitted,

Linda M. Fantasia
Recorder